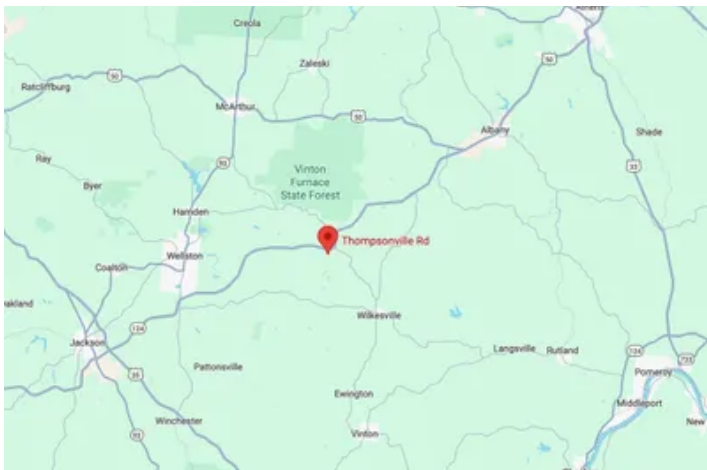
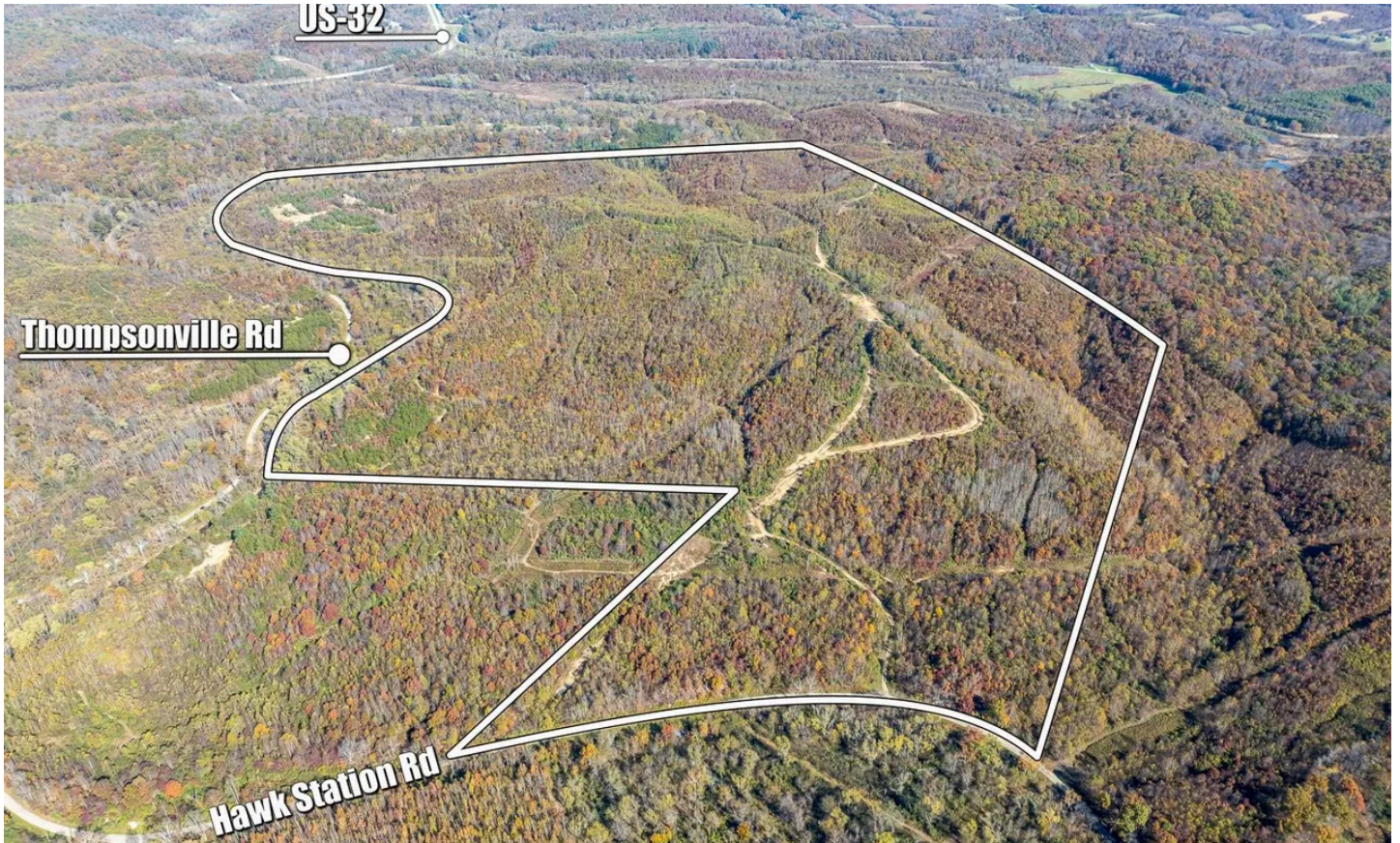


Hawk Station Rd - 260 acres  
Hawk Station Rd  
Vinton, OH 45686

**\$650,000**  
260± Acres  
Vinton County



**Brian Bauer**  
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

bbauer@mossyOakproperties.com | 614-949-6764

**Hawk Station Rd - 260 acres**  
**Vinton, OH / Vinton County**

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**SUMMARY**

**Address**

Hawk Station Rd

**City, State Zip**

Vinton, OH 45686

**County**

Vinton County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

39.113359 / -82.376553

**Acreage**

260

**Price**

\$650,000



**Hawk Station Rd - 260 acres  
Vinton, OH / Vinton County**

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**PROPERTY DESCRIPTION**

Land for sale in southern Vinton County, Ohio. Located along Hawk Station Rd., this 260 ± acre tract is mostly wooded and includes over 7,000 feet of Raccoon Creek frontage. The property offers good access, multiple building sites, atv trails, and great hunting. This stretch of the Raccoon Creek offers excellent fishing, kayaking, and summer recreation. The year-round water source also draws wildlife and enhances the hunting opportunities on the property. In November 2024, Raccoon Creek was designated as Ohio's 16th State Scenic River. Electric and county water service is available (buyer to verify). The property is just 2 miles south of US-32 for quick access to Jackson, Athens, and McArthur. Annual property taxes are to be determined due to the new property split. The sellers do not own the mineral rights. The Ohio Dept of Natural Resources historic mine maps show that 45± acres of the property were coal-mined in 1928 and 1975. The timber on the property was clear-cut in 2014, leaving 14 years of new growth. Sellers are providing a new boundary survey. Don't miss this well-priced tract with strong recreational potential.

Hawk Station Rd - 260 acres  
Vinton, OH / Vinton County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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